

12/12/21  
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RESOLUTION NO. 2021- 174

A RESOLUTION APPROVING A UNION PACIFIC RAILROAD COMPANY PROPERTY SALE APPLICATION, AND AUTHORIZING TIMOTHY A. KAUMO, AS MAYOR OF THE CITY OF ROCK SPRINGS, WYOMING, AND MATTHEW L. MCBURNETT, AS CITY CLERK OF THE CITY OF ROCK SPRINGS, WYOMING, TO EXECUTE SAID ATTACHMENT ON BEHALF OF THE CITY.

WHEREAS, the City of Rock Springs intends to construct a Municipal Storm Water Retention Basin to alleviate flooding within the City; and,

WHEREAS, it is necessary to construct a portion of said retention basin on land owned by the Union Pacific Railroad Company. Said real property is located north of the City of Rock Springs, and is more specifically described in the Appraisal Report of Uintah Appraisal Company, attached hereto and by this reference specifically made a part hereof; and,

WHEREAS, the Governing Body of the City of Rock Springs recognizes the need to take further steps to alleviate flooding within the City and that construction of retention ponds is a necessary and proper action to protect the health and welfare of the Citizens of the City of Rock Springs; and,

WHEREAS, the Union Pacific Railroad Company has presented the City of Rock Springs with a Property Sale Application in the amount of \$100,000.00 for the purchase of said real property; and,

WHEREAS, the Governing Body of the City of Rock Springs has reviewed the Appraisal Report of the Uintah Appraisal Company and the Union Pacific Railroad Company Property Sale Application and has given them careful review and consideration.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF ROCK SPRINGS, STATE OF WYOMING:

Section 1. That the Union Pacific Railroad Company Property Sale Application, attached hereto and by this reference made a part hereof, is hereby accepted and approved by the City of Rock Springs, Wyoming.

Section 2. That the Mayor of said City be, and he is hereby, authorized, empowered and directed to execute said Union Pacific Railroad Company Property Sale Application on behalf of said City; and that the City Clerk of said City, be and he is hereby, authorized and directed to attest to said Property Sale Application and to attach to said application a certified copy of this Resolution.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
President of the Council

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk



**BUILDING AMERICA®**

**UNION PACIFIC RAILROAD COMPANY  
PROPERTY SALE APPLICATION**

**1. APPLICANT INFORMATION**

*All information is confidential and for internal purposes only.*

Full Legal Name of Applicant City of Rock Springs  
Applicant is a(n):  Individual(s)  Partnership/Ltd. Partnership  Corporation  Limited Liability Company  
 Trust  Other (specify) Municipality  
State of Formation Wyoming  
Mailing Address 212 D Street City Rock Springs State WY Zip 82901  
Physical Address 212 D Street City Rock Springs State WY Zip 82901  
Contact Name Timothy A. Kaumo Title Mayor  
Primary Phone # 307-352-1510 Cell Phone # \_\_\_\_\_ Email tim\_kaumo@rswy.net

Is applicant a rail customer of Union Pacific? Yes  No  Sales Representative \_\_\_\_\_  
Is this Application related to a track or industrial development project? Yes  No   
Is applicant an employee, relative, vendor, or contractor of Union Pacific Railroad Company? Yes  No   
**Please note that Land ownership does not include the use of tracks.**

**2. PROPERTY INFORMATION**

Property Location (Detailed Location Map/Aerial Print/Site Plan **MUST** be included with this Application.)  
Nearest City Rock Springs County Sweetwater State WY  
Nearest roadway crossing / Intersection to site: Evergreen Way & Fir Dr. Tax APN: Part of 1905-23-1-00  
Other Location Description This application is for a 19.153 acre portion of 1905-23-1-00-026-00  
Intended Use of the sale area: Municipal Storm Water Detention Basin

**3. IMPROVEMENTS**

Are you aware of any improvements on requested sale area?  Yes  No  
Describe all improvements that exist on the premises, including type (office, warehouse, shed, etc)  
Improvement Type \_\_\_\_\_ Use \_\_\_\_\_ Owner \_\_\_\_\_  
Improvement Type \_\_\_\_\_ Use \_\_\_\_\_ Owner \_\_\_\_\_

**4. OFFER PRICE**

Provide offer price for the purchase of the property: \$100,000.00  
(SALE PRICE WILL BE BASED ON FAIR MARKET VALUE OR MINIMUM SALE PRICE OF \$50,000, WHICHEVER IS GREATER)

**6. APPLICANT SIGNATURE AND RETURN INFORMATION**

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_  
Name \_\_\_\_\_ Title \_\_\_\_\_

**This application is not a commitment to sell property. Railroad Management approval is required for all transactions. If required by the Railroad, Buyer is responsible for survey, title search, closing fees, excise taxes, etc. associated with the sale.**

Return completed application and attachments to Lisa L. Burnside at:  
Union Pacific Railroad Company  
1400 Douglas Street, STOP 1690  
Omaha, NE 68179-1690  
Phone: 402-544-8596  
Email: LLBurnsi@up.com

# APPRAISAL REPORT

OF



Along Ute Ave.  
Rock Springs, Wy 82901

## PREPARED FOR

Richard Beckwith  
City of Rock Springs  
212 D Street  
Rock Springs, WY 82901

**AS OF**

Oct. 6, 2021

## PREPARED BY

Uinta Appraisal Company  
59 Walker Rd  
Evanston, WY 82930

**RESTRICTED APPRAISAL REPORT**

*Restriction on Use of this Appraisal:* This is a Restricted Appraisal Report as defined and permitted by the Uniform Standards of Professional Appraisal Practice (USPAP). This Restricted Appraisal Report is intended for use only by the client for the stated use. The client understands the limited utility of the Restricted Appraisal Report and its limited application to only the specified use. This report cannot be properly understood without additional information contained in the appraiser's work file. Use by anyone other than the client is prohibited.

**CLIENT AND PROPERTY IDENTIFICATION**

Client City of Rock Springs  
 Client's Address 212 D Street, Rock Springs, WY 82901

*Identification of Property being Appraised*

- Address Along Ute Ave. City Rock Springs St wy Zip 82901
- Legal Description Located in the N½ NE¼, Section 23, T 19 N, R 105 W, 6th P.M., Rock Springs, Sweetwater County, Wyoming.
- Property Survey (See Attached)
- Property Sketch (See Attached)

*Statement of the Real Property Interest being Appraised*

- Fee Simple  Leasehold  Other \_\_\_\_\_

**APPRAISAL APPROACH**

*Statement of Purpose of Appraisal*

- To estimate the market value of the subject property.
- To estimate \_\_\_\_\_

*Statement of Intended Use of Appraisal*

To estimate the market Value to aid the Client with decisions regarding the proposed property.

*Statement of the Appraisal Procedures followed*

- This is a Complete Appraisal assignment. All of the procedures of the Valuation Process as required by the Uniform Standards of Professional Appraisal Practice (USPAP) specific guidelines for a Complete Appraisal were performed. This Restricted Appraisal Report is made based on client instructions.
- This is a Limited Appraisal assignment. All of the procedures of the Valuation Process as required by the Uniform Standards of Professional Appraisal Practice (USPAP) specific guidelines for a Complete Appraisal were performed. The client understands the limitations of this appraisal and agrees that the performance of this limited appraisal is appropriate.

*Statement of All Assumptions and Limiting Conditions that Affect the Analyses, Opinion, and Conclusion*

- A statement of typical or ordinary assumptions and limiting conditions is attached to this report.
- Extraordinary assumptions or limiting conditions are disclosed with statements of each opinion and value conclusion that is affected.

*Description of the Extent of the Process of Collecting, Confirmation and Reporting Data* The Subject was inspected and data gathered pertaining to the Subject and the estimate of value. Local Realtors and Brokers were questioned as to the Subject and any possible lease and/or sale comparisons. I have also spoke with numerous knowledgeable individuals regarding the value of the Subject. Descriptions of the Subject and the comparables are retained in my files. Only the results of our analysis are reported here.

*Statement of the Exclusion of any of the Usual Approaches to Value* Due to the condition of the Subject the Cost and Sale Comparison Approaches were the only valuation methods developed & resulted in a credible valuation estimate. PLEASE SEE THE ATTACHED COMMENTS FOR A DISCUSSION OF THE SUBJECT.

**VALUE CONCLUSIONS**

*Statement of the Appraiser's Opinion of the Highest and Best Use of Subject Property*

- Present Use  Other \_\_\_\_\_

*Statement of Definition of the Value to be Estimated*

- A definition of value being estimated is attached to this report.
- A definition of value estimated is \_\_\_\_\_

*Statement of Value Conclusions*

Cost Approach \_\_\_\_\_ \$ \_\_\_\_\_  
 Income Approach \_\_\_\_\_ \$ \_\_\_\_\_  
 Sales Comparison Approach \_\_\_\_\_ \$ 100,000  
 Reconciliation The Sales Comparison Approach was the only method developed.

**Estimated Value as of the Date of Appraisal** October 6, 2021 **Is \$** 100,000


*Supporting Documentation*

- Supporting documentation for this appraisal is maintained on file by the appraiser. The file is available for inspection by the client, such third parties as may be authorized by due process of law, and as required by USPAP Guidelines.

*Report Attachments*

- Sales Comp. Approach  Limited Appraisal Disclosure  Comparable Photos  Property Survey
- Cost Approach  Definition of Value & Cert.  Location Map  Environmental Addendum
- Income Approach  Subject Photos  Property Sketch  Aerial photo

*The analyses, opinions and conclusions used to prepare this Restricted Appraisal Report were developed in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of The Appraisal Standards Committee of the Appraisal Foundation.*

**APPRAISER**  
 Signature   
 Name Alex Moscinski  
 Date Report Signed Nov. 2, 2021  
 Did  Did not inspect subject property.  
 Cert./Lic. # AP-1407 St Wy Exp: 03/31/2023

**SUPERVISORY APPRAISER**  
 Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Date Report Signed \_\_\_\_\_  
 Did  Did not inspect subject property.  
 Cert./Lic. # \_\_\_\_\_ St \_\_\_\_\_ Exp: \_\_\_\_\_

Uinta Appraisal Company  
**COMMENT ADDENDUM**

File No. 21-107  
Case No.

Borrower City of Rock Springs, UP 19.153 Acres

Property Address Along Ute Ave.

City Rock Springs County Sweetwater State Wy Zip Code 82901

Lender/Client City of Rock Springs Address 212 D Street, Rock Springs, WY 82901

According to the legal description provided by the client, the Subject consists of 19.153 acres of undeveloped ground. The Subject is currently part of a 293.1 acre parcel. The client is seeking the market value of a 19.153 acre portion of the parent parcel. It is located in the N½ NE¼, Section 23, T 19 N, R 105 W, 6th P.M., Rock Springs, Sweetwater County, Wyoming. The property sits to the east of Elk Street along an undeveloped hillside. The appraisal will be for proposed 19.153 acre parcel only. The proposed parcel is currently zoned R-1, Single-Family Residential.

**Assignment Conditions** - My instructions are to appraise the Subject "as-proposed" with the 19.153 acre parcel sectioned off from the 293.1 acres. The appraisal will value only the 19.153 acre parcel as it exists. The parcel will be valued as though it was sectioned off from the existing parcel and could be sold separately. This appraisal is therefore based on the Hypothetical Condition that the 19.153 acre parcel could be sections off and would exist as its own parcel. A Hypothetical Condition is defined in USPAP as a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. This appraisal is based on the hypothetical condition that the proposed parcel will be as described to me.

**Site Description:** The Subject consists of a proposed 19.153 acre parcel of land. The Subject is undeveloped ground. The ground is considered rangeland with varying topography. The area consists of rolling hills with a native grass and sagebrush covering. The area consists of sand and clay soil with rock outcroppings. The proposed lot will be rectangular shaped and sit to the east of Elk Street in the northern portion of Rock Springs. The proposed parcel will sit adjacent to the City limits of Rock Springs. It will be situated in Sweetwater County and not within city limits. The legal description of the proposed parcel is as follows: A parcel of land located in the N½ NE¼ of Section 23, Resurvey Township 19 North, Range 105 West of the Sixth Principal Meridian, Rock Springs, Sweetwater County, Wyoming.

**Frontages** – The Subject has no frontage onto any public road. It sits approximately 440' east of the terminating end of Ute Ave. There currently is frontage from a dirt road that leads from Ute Drive. There is a public park that sits adjacent to the north end of the proposed parcel on BLM ground. This public park is accessed from Evergreen Way. The proposed parcel will sit adjacent to the park.

**Access/Visibility** – The Subject has no access from any public roadway at this time. As was stated, it sits approximately 440' to the east of Ute Ave. The Subject can be accessed from various dirt roads or from the park to the north. The proposed parcel therefore has poor access.

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**Topography, Drainage, etc.** – The Subject site has a moderate slope to the west. The entire parcel slopes in the general westerly direction. The parcel has a steeper slope the further east you go in the parcel. General topography of the parcel varies with level areas as well as sloping and steep areas. Soil conditions appear to be normal for the area, with no known adverse characteristics and adequate load-bearing capabilities. Soils in this area typically consist of a shallow layer of topsoil over sandy loams and gravel beds. According to the most current FEMA Flood Hazard Map, 560051 0005E (7/20/1998), the Subject site appears to NOT be in any FEMA designation flood zone. The Subject is located in a FEMA flood zone X.

**Utilities and other site improvements** - As previously stated the Subject is located just outside the City limits of Rock Springs, Wyoming. All available public utilities are installed in the general area. At this time there are no utilities installed to the site. They would have to be ran to the proposed parcel. This will be taken into consideration in the analysis. Having utilities available in the area is a positive. However, the distance and cost some of those utilities would have to span, could be problematic.

**Contiguous Usages** – The area in which the Subject is located is the northern portion of Rock Springs. The proposed Subject sits adjacent to the eastern city limits in Sweetwater County. The general area is centered around Elk Street, which runs north into Highway 191 leading to Pinedale and south into the central portion of Rock Springs. The areas around Elk Street are primarily commercial or industrial properties. To the east of Elk Street sits residential neighborhoods with single-family homes and mobile home parks. To the north of the Subject is the Century West Park, which is located on BLM ground but operated by the City of Rock Springs. To the east and south is undeveloped rangeland similar to the Subject. West of the proposed side it the Desert View Elementary School.

**Zoning:** The Subject is zoned by the Sweetwater County Planning and Zoning as R-1, Single-Family Residential. This district is intended to accommodate single family subdivisions. Due to its urban density, an R-1 district shall typically be located within or adjacent to established communities or developed areas where urban services are available or readily accessible. According to the planning and zoning regulations the current Subject use complies with the current zoning regulations in place.

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## VALUATION

The Subject consists of a proposed vacant 19.153 acre parcel of land. The only valuation method to be developed is the Sales Comparison Approach. I was able to find very little comparable information from which to pull indicators that reveal the value of the proposed Subject. A large portion of similar properties are not listed with a selling agent and property owners do not want to reveal the terms of a purchase. My final estimate of value is based on my discussions with knowledgeable individuals, as well as the statements of Mr. Beckwith, Mr. Schmidt, the limited sales data I have obtained, and my knowledge of the local real estate market.

### Land Value Estimate

The land value of the Subject property as if it were vacant is estimated by a comparative analysis of sales of property of the same type and class as the subject property. Factors of comparability, which affect land value include: time of sale, size, location, access, availability of utilities, terrain, improvements, zoning, and terms and conditions of sale. The sales vary in size and dimensions; therefore the sales data for comparative purposes is reduced to a price per acre. Market data in the area indicates there is a good correlation in the price per acre.

This is a difficult valuation assignment due to the size of the Subject lot and the market in which the Subject is located. I do not know of any truly similar sales of residential land that have taken place in the Subject's market. Most developers purchase properties that are never listed on the open market. Others have had control of tracts of land for many years and just develop small sections at a time, rather than buying sites every few years. Therefore, recent sales of comparable vacant land are hard to come by. I must therefore use older sales and take into account in change in the market since their purchase.

The following spreadsheets summarize comparable listings and sales of similar sized undeveloped lot sales in the Rock Springs area. The lots included ranged between 5.0 and 40.0 acres. They were all residential zoned parcels. I will also detail some recent sales of residential and commercial land sales in the area.

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## Market Summary

### Search Results Summary -9 Listings

	Beds	Baths	SqFt	LP	LP/SqFt	SP	SP/SqFt	SP/LP	DOM
<b>3 Active Listings</b>									
High	0	0	750000	\$750,000	\$0	\$0	\$0	0%	3543
Low	0	0	330000	\$330,000	\$0	\$0	\$0	0%	175
Avg	0	0	484967	\$484,966	\$0	\$0	\$0	0%	1302
Med	0	0	374900	\$374,900	\$0	\$0	\$0	0%	189
<b>6 Sold Listings</b>									
High	0	0	215000	\$250,000	\$0	\$215,000	\$0	100%	1527
Low	0	0	21000	\$25,000	\$0	\$21,000	\$0	84%	16
Avg	0	0	141000	\$155,833	\$0	\$141,000	\$0	90%	494
Med	0	0	152500	\$165,000	\$0	\$162,500	\$0	86%	308
<b>0 Pending Listings</b>									
<b>0 Expired Listings</b>									
<b>0 Off-Market Listings</b>									
<b>0 Rented Listings</b>									
<b>9 Total Listings</b>									
High	0	0	750000	\$750,000	\$0	\$215,000	\$0	100%	3543
Low	0	0	21000	\$25,000	\$0	\$0	\$0	0%	16
Avg	0	0	255656	\$265,544	\$0	\$141,000	\$0	90%	764
Med	0	0	155000	\$175,000	\$0	\$152,500	\$0	86%	189

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### Comparable Land Sales

	Land Sale #1	Land Sale #2	Land Sale #3	Land Sale #4
Address	Along College Drive	Along Statecoach Blvd	Skyline Drive	South Side Belt Loop
Location	Rock Springs, Wyo	Rock Springs, Wyo	Rock Springs, Wyo	Rock Springs, Wyo
Grantor	1st Arrow Corp	Aggie Grazing LLC	State Bank	Dickson Inv.
Grantee	Debernardi Const.	Amundsen Const.	Lynn Jackman	Jose Andicoechea
Date of Sale	6/11/2020	5/20/2021	8/13/2021	9/21/2010
Sale Price	\$ 700,000	\$ 1,271,640	\$ 250,000	\$ 215,000
Financing &	cash to Seller	cash to Seller	cash to Seller	cash to Seller
Sales Concessions	no concessions	no concessions	no concessions	no concessions
Size (acres)	9.087	92.05	48.82	16.7
Price per Acre	\$ 77,033	\$ 13,815	\$ 5,121	\$ 12,874
Zoning	R-1	R-1	R-1 & B-2	R-6
Topography	slight sloping	varying	moderate to steep	varying
Frontage	city street	city street	limited	city street
Size	smaller	much larger	larger	slightly smaller

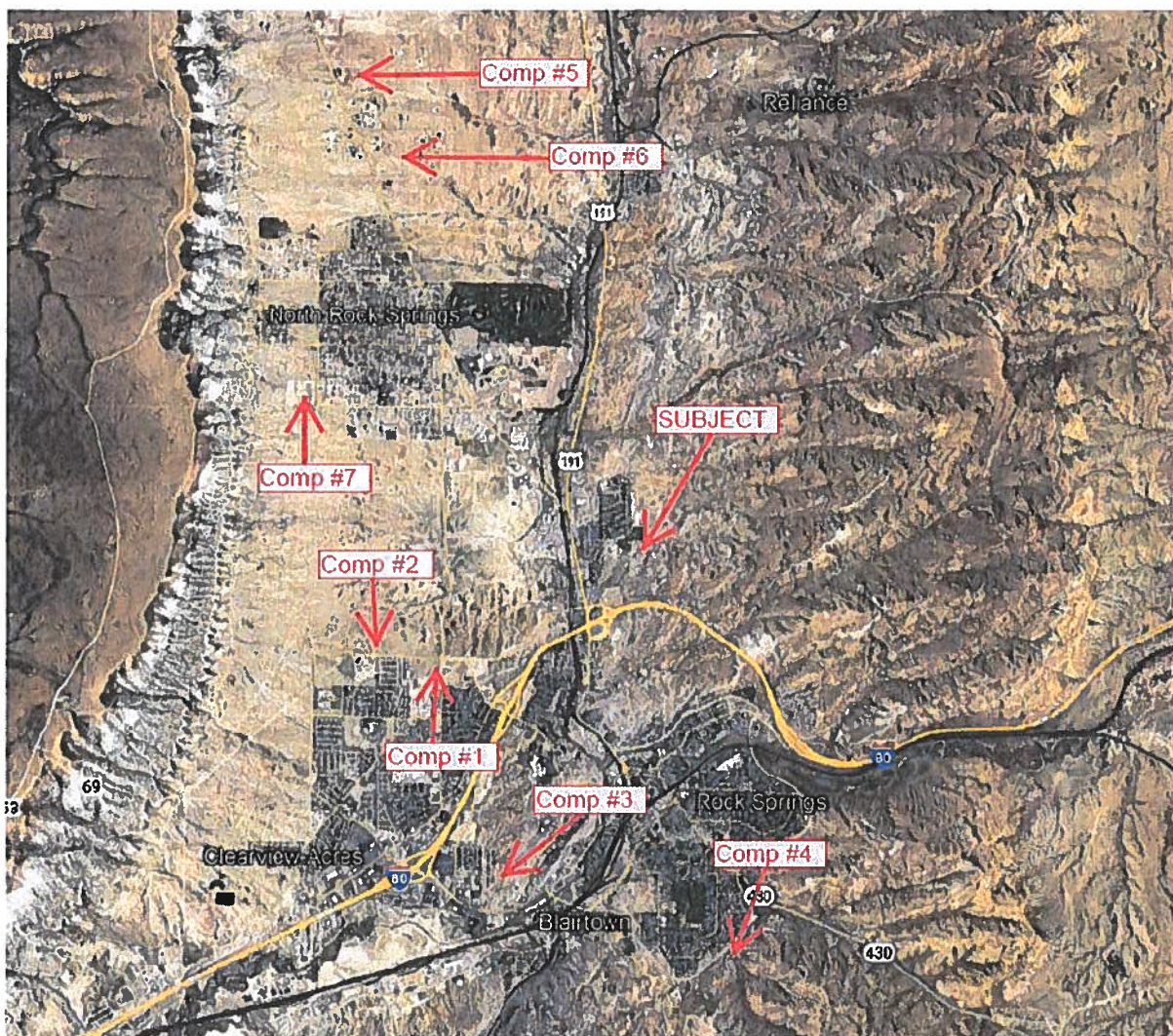
	Land Sale #5	Land Sale #6	Land Sale #7
Address	418 Yellowstone Rd	8 High Legacy Ln	Along Summit Dr.
Location	Rock Springs, Wyo	Rock Springs, Wyo	Rock Springs, Wyo
Grantor	Laurie Oliver	Misty Bomba	MJR Rentals
Grantee	Paul & Taylor Zancanella	John & Debra Eversole	n/a
Date of Sale	7/21/2021	5/11/2021	Listing
Sale Price	\$ 150,000	\$ 210,000	\$ 600,000
Financing &	cash to Seller	cash to Seller	cash to Seller
Sales Concessions	no concessions	no concessions	no concessions
Size (acres)	20	10.77	30
Price per Acre	\$ 7,500	\$ 19,499	\$ 20,000
Zoning	R-2	R-2	C
Topography	varying	varying	varying
Frontage	street	street	street
Size	similar	smaller	larger

Uinta Appraisal Company  
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Lender/Client	City of Rock Springs		Address 212 D Street, Rock Springs, WY 82901				

### Map Showing Comparables



**Reconciliation:** The comparables listed indicate an adjusted value range of \$5,121 to \$77,033 per acre with an average of \$24,237 per acre. The sale at the upper end was of well-located ground with all utilities to the site. The ground was purchased to be developed into a residential subdivision. This comparable is far superior to the Subject and will be given little consideration. Eliminating it produces a much tighter range of \$5,121 to \$27,629 with an average of \$15,437. Comparable #2 is a recent sale of a much larger parcel. This property has good access and relatively level topography. It was purchased to be developed into a residential subdivision. Comparable #3 has similar access issues and topography issues. It was bank owned and sold at a discount in order for the bank to get the property off their

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books. It is well located in the central part of town but shows what ground with access and development issues sells for. Comparable #4 is a much older sale. The land is similar to the Subject other than it had average access. The market has improved since this sale. Comparables #5 and #6 are north of Rock Springs. These two sales could be developed into residential subdivisions but most likely were purchased for a single-family dwelling. Comparable #7 is a current listing of land north of Rock Springs that is being marketed for its potential to be subdivided for residential purposes.

The Subject parcel has access issues which somewhat limits its potential for development. It is residential zoned, particularly for single-family use. Due to a lack of utilities and the access issue, one would assume the proposed parcel would fall near the lower end of the range. The comparable at the very low end had similar issues that resulted in a low per square foot rate. I believe the Subject has a current market value near the comparable at the low end of the range, say \$5,250. The Subject has some appeal to be developed. However, an owner would be required to provide adequate access as well as incur the expense of getting utilities to the site. Due to these issues, I feel a rate near the low end of the range is reasonable and will be used.

Given the preceding and taking into account the plusses and minus of the Subject and a reasonable marketing time, I consider the current land value of the Subject to be near comparable #3, say \$5,250 (rounded) per acre, which results in the following:

$$19.153 \text{ Acres} \times \$5,250 = \$100,223 \text{ SAY } \$100,000$$

**Proposed Land Value Estimate - \$100,000**

This appraisal estimate assumes a reasonable marketing period of 12 months. The Subject is located in a market that has seen little commercial transactions in the last 5 years. However, it appears as though if a property is listed at a reasonable price there are numerous interested buyers.

Uinta Appraisal Company  
Appraiser Certification

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City Rock Springs County Sweetwater State WY Zip Code 82901  
Lender/Client City of Rock Springs Address 212 D Street, Rock Springs, WY 82901

**CERTIFICATE OF APPRAISER**

I certify that, to the best of my knowledge and belief, . . .

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
4. Appraiser Alex Moscinski **HAS NOT** performed an appraisal of the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulate result or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. Appraiser Alex Moscinski made a personal inspection of the property that is the subject of this report.
10. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.
11. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
12. As of the date of this report, I Alex Moscinski, have completed the Standards and Ethics Education Requirement of the Appraisal Institute for practicing affiliate Members.
13. Based on all elements, which could reasonably affect the value of the Subject property, considering the Assumptions and Limiting Conditions contained herein, I have concluded an estimated as-is market value of the Subject property as of: October 6, 2021

**As-Proposed Market Value of 19.153 Acres —\$100,000  
ONE HUNDRED THOUSAND - DOLLARS**



Alex Moscinski  
Certified General Real Estate Appraiser  
Wyoming Permit No. AP-1407 (expires 3/31/23)

Appraiser Name  Supervisor Name \_\_\_\_\_  
Alex Moscinski

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION**

**CONTINGENT AND LIMITING CONDITIONS:** The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazard wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

**SUPERVISORY APPRAISER'S CERTIFICATION:** If a supervisory appraiser signed the appraiser report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

**ADDRESS OF PROPERTY APPRAISED:** Along Ute Ave., Rock Springs, Wy 82901

<b>APPRAISER:</b>	<b>SUPERVISORY APPRAISER</b> (only if required)
Signature: <u></u>	Signature: _____
Name: <u>Alex Moscinski</u>	Name: _____
Date Signed: <u>Nov. 2, 2021</u>	Date Signed: _____
State Certification #: _____	State Certification #: _____
or State License #: <u>AP-1407</u>	or State License #: _____
State: <u>Wyoming</u>	State: _____
Expiration Date of Certification or License: <u>03/31/2023</u>	Expiration Date of Certification or License: _____
	<input type="checkbox"/> Did <input type="checkbox"/> Did Not Inspect Property

Uinta Appraisal Company  
**LOCATION MAP ADDENDUM**

File No. 21-107  
Case No.

Borrower City of Rock Springs, UP 19.153 Acres

Property Address Along Ute Ave.

City Rock Springs County Sweetwater State WY Zip Code 82901

Lender/Client City of Rock Springs Address 212 D Street, Rock Springs, WY 82901

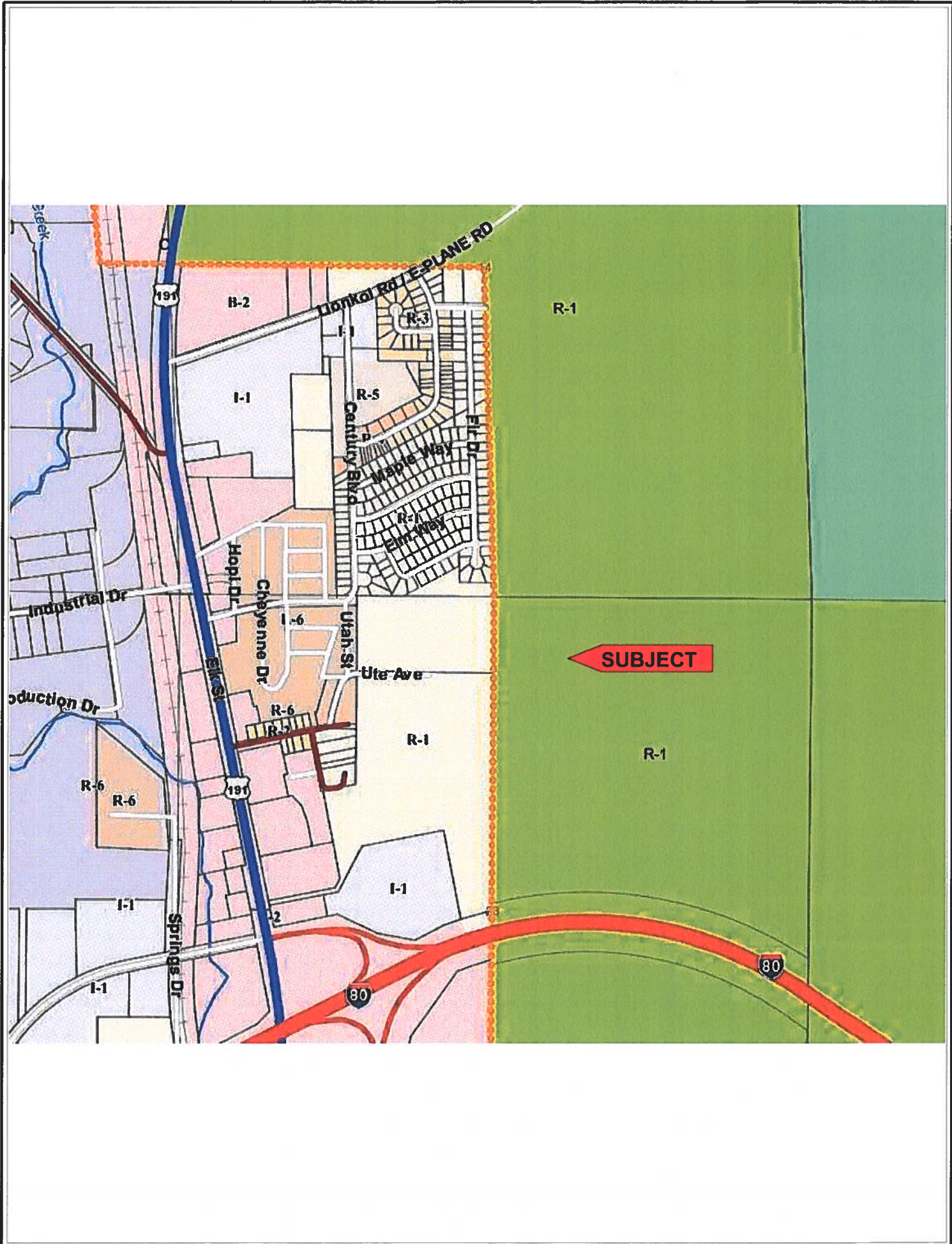


Uinta Appraisal Company  
**AERIAL MAP ADDENDUM**

File No. 21-107  
Case No.

Borrower City of Rock Springs, UP 19.153 Acres  
Property Address Along Ute Ave.  
City Rock Springs County Sweetwater State WY Zip Code 82901  
Lender/Client City of Rock Springs Address 212 D Street, Rock Springs, WY 82901





Uinta Appraisal Company  
**SUBJECT PHOTO ADDENDUM**

File No. 21-107  
Case No.

Borrower City of Rock Springs, UP 19.153 Acres

Property Address Along Ute Ave.

City Rock Springs County Sweetwater State Wy Zip Code 82901

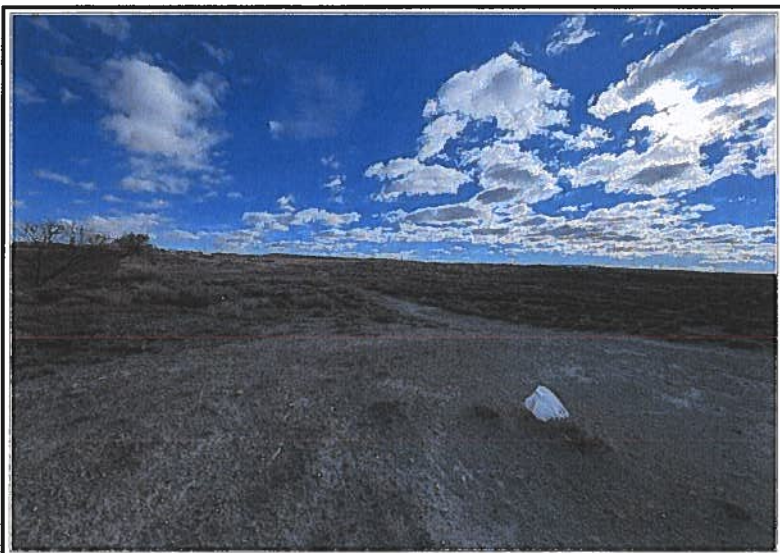
Lender/Client City of Rock Springs Address 212 D Street, Rock Springs, WY 82901



This is from the NW corner of site lking S along the W side.



This is from the same spot but lking SE along middle of parcel.



This is lking E along the N side of proposed site.

Uinta Appraisal Company  
**SUBJECT PHOTO ADDENDUM**

File No. 21-107  
Case No.

Borrower City of Rock Springs, UP 19.153 Acres

Property Address Along Ute Ave.

City Rock Springs County Sweetwater State Wy Zip Code 82901

Lender/Client City of Rock Springs Address 212 D Street, Rock Springs, WY 82901



This is along the N side of site  
lking W towards NW corner.



This is lking S along the middle of  
the W side.



This is flat area along middle of  
N side of site.

Uinta Appraisal Company  
**SUBJECT PHOTO ADDENDUM**

File No. 21-107  
Case No.

Borrower City of Rock Springs, UP 19.153 Acres

Property Address Along Ute Ave.

City Rock Springs County Sweetwater State WY Zip Code 82901

Lender/Client City of Rock Springs Address 212 D Street, Rock Springs, WY 82901



This is lknng SW along middle of site from the N side.



This is lknng SE along middle of site.



This is lknng E along N side.

Uinta Appraisal Company  
**SUBJECT PHOTO ADDENDUM**

File No. 21-107  
Case No.

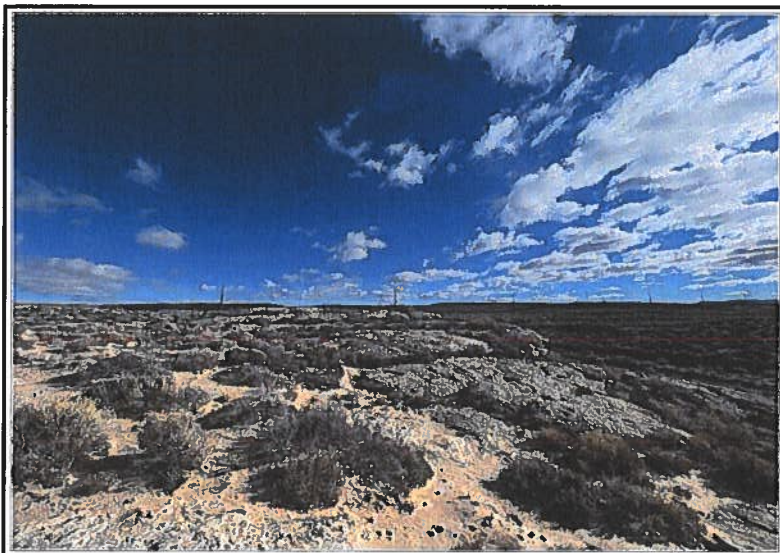
Borrower	City of Rock Springs, UP 19.153 Acres						
Property Address	Along Ute Ave.						
City	Rock Springs	County	Sweetwater	State	Wy	Zip Code	82901
Lender/Client	City of Rock Springs		Address	212 D Street, Rock Springs, WY 82901			



This is near the NE corner of site  
lkng W along N side.



This is lkng S along the E side.



This is lkng E along the N side.

Uinta Appraisal Company  
**SUBJECT PHOTO ADDENDUM**

File No. 21-107  
Case No.

Borrower City of Rock Springs, UP 19.153 Acres

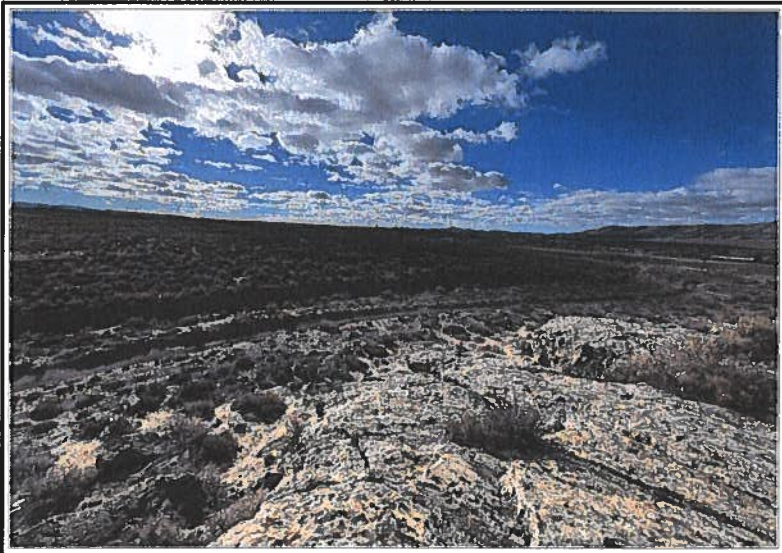
Property Address Along Ute Ave.

City	Rock Springs	County	Sweetwater	State	Wy	Zip Code	82901
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Lender/Client	City of Rock Springs	Address	212 D Street, Rock Springs, WY 82901				
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This is from small hillside along N side lkng W.



This is lkng SW into small wash area.



This is lkng S along the E side.



P.O. Box 2026  
ROCK SPRINGS, WYOMING 82902  
PHONE: (307) 362-7519  
FAX: (307) 362-7569  
E-MAIL: mail@jfc-wyo.com

**Legal Description**

May 26, 2021

JFC File: 9359-15E

**Identification:** Proposed Lease Boundary located in the N½ NE¼,  
Section 23, T 19 N, R 105 W, 6th P.M.,  
Rock Springs, Sweetwater County, Wyoming.

**Land Owner:** Union Pacific Railroad Co.

A parcel of land located in the N½ NE¼ of Section 23, Resurvey Township 19 North, Range 105 West of the Sixth Principal Meridian, Rock Springs, Sweetwater County, Wyoming and being more particularly described as follows:

Beginning at a point on the North line of said Section 23 from which the Northeast corner thereof bears South 89°32'54" East a distance of 175.85 feet;

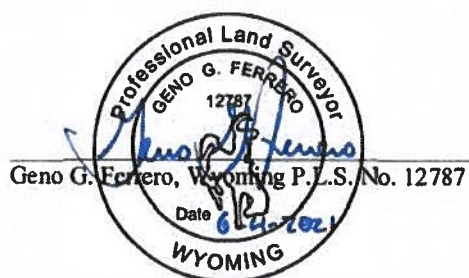
Thence South 00°27'06" West a distance of 618.00 feet;

Thence North 89°32'54" West a distance of 1350.00 feet;

Thence North 00°27'06" East a distance of 618.00 feet to the North line of said Section 23, from which the North Quarter corner thereof bears North 89°32'54" West a distance of 1,130.23 feet;

Thence South 89°32'54" East, along the North line of Section 23, a distance of 1350.00 feet to the Point of Beginning.

The above described tract contains an area of 19.153 acres, more or less, and is subject to any rights-of-way and/or easements which have been legally acquired. The basis of bearing for said parcel is South 89°32'54" East from the North 1/4 corner to the Northeast corner of said Section 23, T19N, R105W.



ANY DELETIONS, ADDITIONS, OR OTHER ALTERATIONS TO ANY PART OF THE ABOVE TEXT WILL EFFECTIVELY ACT TO NULLIFY ANY WARRANTY OR LIABILITY, EITHER EXPRESS OR IMPLIED, THAT I MAY HAVE RELATED TO THE VALIDITY OF THE LEGAL DESCRIPTION FOR A DISTANCE OF THE SUBJECT PROPERTY.

gff\data\pending archive\9359-15e\docs\9359 uprr\_parcel\_lpl.doc

## Uinta Appraisal Company



Southwest Wyoming Experts

Appraiser: Alex Moscinski

59 Walker Road

Evanston, Wyoming 82930

Office: (307) 789-7815

Cell: (307) 679-8503

Email: [alexmo4040@gmail.com](mailto:alexmo4040@gmail.com)

### QUALIFICATIONS OF APPRAISER

Alex Moscinski

**PERSONAL:** Age - 33

**EDUCATION:** Received a BBA (Bachelor of Business Administration) from Edward Waters College in May of 2011.

#### PROFESSIONAL EDUCATION:

Appraisal Institute Course - Basic Appraisal Principles (exam)

Appraisal Institute Course - Basic Appraisal Procedures (exam)

Appraisal Institute Course - Real Estate Finance Statistics and Valuation Modeling (exam)

Appraisal Institute Course - Supervising Appraisal Trainees

Appraisal Institute Course - Appraising Distressed Commercial Real Estate

Appraisal Institute Course - 2012-2013 15 hour USPAP Class (exam)

McKissock Course - 2020-2021 USPAP Update Class

ASFRMA Course - Appraisals Through the Eyes of the Reviewer

McKissock Course - General Appraiser Sales Comparison Approach (exam)

McKissock Course - General Appraiser Market Analysis Highest and Best Use (exam)

McKissock Course - General Appraiser Site Evaluation and Cost Approach (exam)

McKissock Course - General Appraiser Income Approach part 1 & 2 (exam)

McKissock Course - Report Writing & Case Studies (exam)

McKissock Course - Appraisal of Owner-Occupied Commercial Properties

McKissock Course - Divorce and Estate Appraisals

McKissock Course - Basic Hotel Appraisals

McKissock Course - Appraisal of Self-Storage Facilities

**PROFESSIONAL EXPERIENCE:**

Completed a 2-month internship during the summer of 2010 with Bailey Appraising Services.

January 2011 to April 2015 - Associate Appraiser with Bailey Appraising Services.

Received Wyoming General Real Estate Appraiser Permit #AP-1407 on 04/01/2015, expires 03/31/2021.

Received Utah Certified General Appraiser Permit #11001528-CG00 on 10/10/2019, expires 12/31/2021.

Acquired Bailey Appraising Services in 2015. Currently working through Alex Mo Appraisals, DBA Uinta Appraisal Company.

Nine (9) years experienced in appraising all types of Residential, Commercial, Industrial, Agricultural, and Specialty properties in Southwest Wyoming and northeast Utah.

Alex W. Moscinski President/Owner Alex Mo Appraisals D.B.A Uinta Appraisal Company, 59 Walker Road, Evanston, Wyoming, 82930, Office (307) 789-7815 Cell (307) 679-8503 alexmo4040@gmail.com

**Appraiser License Certificate**

File No. 21-107  
Case No.



License Number AP-1407

NON TRANSFERABLE

**CERTIFIED REAL ESTATE APPRAISER PERMIT**

Issued : 04/01/2015  
Expires: 03/31/2023

**Alex W. Moscinski**  
{Certified General Appraiser Permit}  
AS PROVIDED FOR BY THE LAWS OF WYOMING.

{  
1101 5th Ave. Ste 210  
San Rafael CA 94901

AUTHORIZED BY THE WYOMING CERTIFIED  
REAL ESTATE APPRAISER BOARD  
WITNESS MY HAND AND THE  
OFFICIAL SEAL AT CHEYENNE, WYOMING.

A handwritten signature in blue ink that reads "Rebecca J. Zisch".

Rebecca J. Zisch, Executive Director



Borrower City of Rock Springs, UP 19.153 Acres  
 Property Address Along Ute Ave.  
 City Rock Springs County Sweetwater State WY Zip Code 82901  
 Lender/Client City of Rock Springs Address 212 D Street, Rock Springs, WY 82901

**HUDSON INSURANCE COMPANY**  
 100 William Street, 5<sup>th</sup> Floor  
 New York, NY 10038



**REAL ESTATE APPRAISERS ERRORS AND OMISSIONS INSURANCE  
 POLICY DECLARATIONS**

**NOTICE: THIS IS A "CLAIMS MADE AND REPORTED" POLICY. THIS POLICY REQUIRES THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR AUTOMATIC EXTENDED REPORTING PERIOD. THIS POLICY MAY CONTAIN PROVISIONS WHICH LIMIT THE AMOUNT OF CLAIM EXPENSES THE INSURER IS RESPONSIBLE TO PAY IN CONNECTION WITH CLAIMS. CLAIM EXPENSES SHALL BE SUBJECT TO ANY DEDUCTIBLE AMOUNT. THE PAYMENT OF CLAIM EXPENSES WILL REDUCE THE LIMITS OF LIABILITY STATED IN ITEM 4. OF THE DECLARATIONS. PLEASE READ YOUR POLICY CAREFULLY.**

**PLEASE READ THIS POLICY CAREFULLY.**

- Policy Number:** PRA-2AX-1001041 **Renewal of:**
- 1. Named Insured:** Alex W Moscinski
  - 2. Address:** 59 Walker Road  
Evanston, WY 82930
  - 3. Policy Period:** From: April 21, 2021 To: April 21, 2022  
 12:01 A.M. Standard Time at the address of the Named Insured as stated in Number 2 above
  - 4. Limit of Liability**

	Each Claim	Policy Aggregate
<b>Damages Limit of Liability</b>	A. <u>\$1,000,000</u>	B. <u>\$1,000,000</u>
<b>Claims Expense Limit of Liability</b>	C. <u>\$1,000,000</u>	D. <u>\$1,000,000</u>
  - 5. Deductible (Inclusive of Claims Expenses):**

5A. <u>\$ 500</u> Each Claim	5B. <u>\$ 1,000</u> Aggregate
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  - 6. Policy Premium:** \$563 **State Taxes/Surcharges:** \$0.00
  - 7. Retroactive Date:** April 21, 2015
  - 8. Notice to Company:** Notice of a Claim or Potential Claim should be sent to:  
 Hudson Insurance Group  
 100 William Street, 5<sup>th</sup> Floor  
 New York, NY 10038  
 Fax: 646-216-3786  
 Email: hudsonclaims300@hudsoninsgroup.com  
 On weekends or holidays: 866-546-3981 (Toll Free)
  - 9. A. Program Administrator:** Riverton Insurance Agency Corp.  
**B. Agent/Broker:** OREP- Organization of Real Estate Professionals Insurance Services

*IN WITNESS WHEREOF, We have caused this policy to be executed by our President and our Corporate Secretary at New York, New York*

President

Secretary